

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 9, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Marni Moseley, Assistant Planner

Trang Tu-Nguyen, Assistant Civil Engineer

Jean Hamilton, Principal Planner

PUBLIC HEARINGS

ITEM 1: 222 San Mateo Avenue
Architecture and Site Application S-08-064

Requesting permission to demolish a pre-1941 home and to construct a new single family home with attached garage on property zoned R-1D. APN 410-14-019
PROPERTY OWNER: Chris and Karen Giordano
APPLICANT: Breanna Chamberlin

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained in that the house will be replaced.
 - (2) The Historic Preservation Committee has determined that the structure has no historic significance.
 - (3) The property owner has no desire to maintain the structure.
 - (4) The economic utility of the structure is in fair condition.
 - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 14643 Eastview Drive
 Architecture and Site Application S-08-080

Requesting approval to construct a new house and attached garage on property zoned R-1:12. APN 409-30-017.

PROPERTY OWNER/APPLICANT: Rich Perez

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
 Theresa and Greg McGrath, neighbors, discussed roof alternative suggested by applicant to mitigate their concerns and landscape screening.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented and as modified to mitigate neighbor concerns regarding roof height and configuration and tree screening, with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

ITEM 3: 14 and 16 E. Main Street
 Architecture and Site Application S-08-091

Requesting approval to construct an addition to a commercial building on property zoned C-2. APN 529-29-001.

PROPERTY OWNER: Robert & Carol Hamilton/Richard & Mary Ann Hamilton/James & Jo Ann Washburn

APPLICANT: Jon R. Crase Construction

1. *Chair Baily* opened the discussion.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. *Hokanson* moved to approve the application subject to the conditions presented with the following finding:

- (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
- (b) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

5. *Ghiossi* seconded, motion passed unanimously.
6. Appeal rights were cited.

ITEM 4: 15401 Francis Oaks Way
 Subdivision Application M-04-4

Requesting approval of a Certificate of Compliance to legalize one lot on property zoned HR-1. APN 527-11-003.

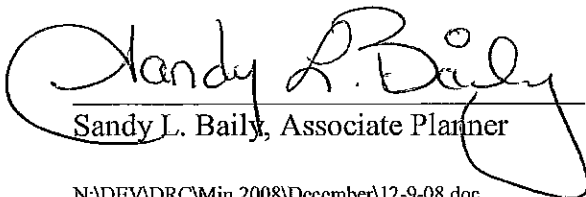
PROPERTY OWNER: Dr. Besosie Ganal

APPLICANT: James Rasp

1. *Chair Baily* opened the discussion.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. *Hokanson* moved to approve the application subject to the conditions presented with the finding that the application is Categorically Exempt from CEQA, pursuant to Section 15061(b)(1) that the activity is not a project as defined in Section 15378.
5. *Tu-Nguyen* seconded, motion passed unanimously.
6. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:35 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner